



Example of private usable open space provided for townhouses under current Code requirements

**Table 1: Comparison of Required Amounts of Amenity Area in Lowrise Zones for Typical Rowhouse and Townhouse Development, in Square Feet (SF)\***

	<b>Current Zoning</b>	<b>April 2010 Committee draft</b>	<b>New staff recommendation</b>
LDT Zone	1,600 SF	550 SF	1,500 SF
All other Lowrise Zones	1,200 SF	550 SF	1,500 SF
Percent change from current zoning	Not applicable	66% decrease in square footage for LDT zone; 54% decrease for other LR zones	6% decrease in square footage for LDT zone; 25% increase for other LR zones

\*Four townhouse units, 1,375 square feet of gross floor area in each, on a 5,000 square foot lot.

**Table 2: Comparison of Required Amounts of Amenity Space in Lowrise Zones for Typical Apartment Development, in Square Feet (SF)**

	<b>Current Zoning</b>	<b>April 2010 Council draft</b>	<b>New staff recommendation</b>
LR2	1,500	1,400	1,250
LR3 outside growth areas	1,250 or 1,500 if up to 500 SF is provided above grade	1,200	1,250
LR3 inside growth areas	1,250 or 1,500 if up to 500 SF is provided above grade	1,320	1,250
Percent change from current zoning	Not applicable	7% decrease in LR2; 4%-20% decrease in LR3 outside growth areas; 6% increase to 12% decrease in LR3 inside growth areas, depending on whether under current zoning the project provides some space above grade.	17% decrease in LR2; In LR3 zones, either no change in amount, or decrease of 17%, depending on whether under current zoning the project provides some space above grade.

## Residential Amenity Area (RAA) LR1 Example

### Key

- Required Open Space or Residential Amenity Area
- Vehicle Driveway Area
- Other Open Space or Area Available for Green Factor Requirement

### Current Code (LDT) Townhouse - 3 Units

- 600 SF Open Space Per Single Unit Structure**  
**600 SF Shared Open Space For Two-Unit Structure**
- 600SF provided in front yard of single unit structure.
  - 600SF shared open space for two-unit rear structure.
  - 1,200SF total open space.
  - 3 Units allowed at density limit of 1 DU / 2000SF.



### Proposed Multifamily Code (LR1) Townhouse - 2 Units

- 25% Lot Area Requirement**
- 5,000 SF Lot.
  - 1,250 SF RAA @ 25% Lot Area.
  - One large shared area and one smaller private amenity area.
  - Two Units allowed at density limit of 1 DU / 2200SF.



### Proposed Multifamily Code (LR1) Rowhouse - 3 Units

- 25% Lot Area Requirement**
- 5,000 SF Lot.
  - 1,250 SF RAA @ 25% Lot Area.
  - RAA located entirely in rowhouse backyards.



## Residential Amenity Area (RAA) LR2 Example

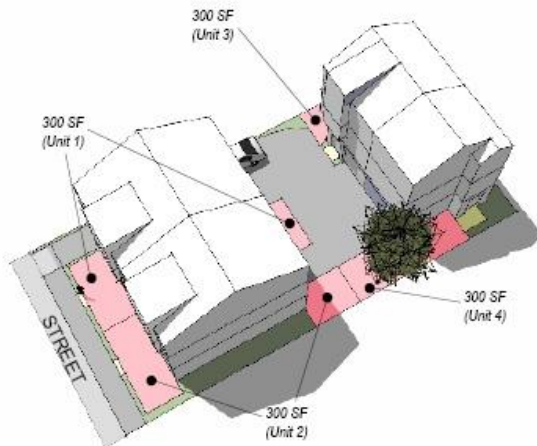
### Key

- Required Open Space or Residential Amenity Area
- Vehicle Driveway Area
- Other Open Space or Area Available for Green Factor Requirement

### Current Code (L2) Townhouse - 4 Units

#### 300 SF Open Space Per Unit Requirement

- Must be adjacent to housing unit
- Uses front, rear and side yards
- 1200 SF Open Space @ 300 SF x 4 Units



### Proposed Multifamily Code (LR2) Townhouse - 3 Units

#### 25% Lot Area Requirement

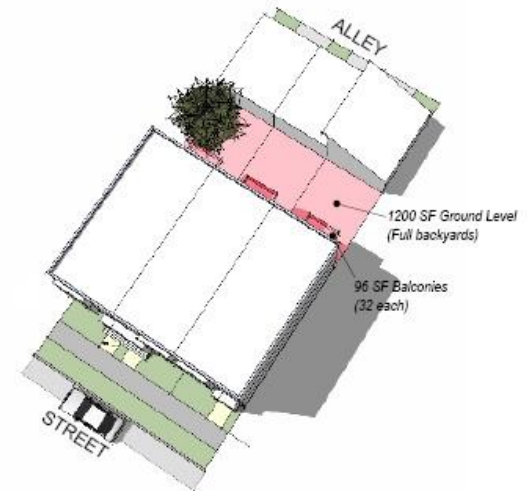
- 5,000 SF Lot
- 1,250 SF RAA @ 25% Lot Area
- Uses side and rear setback areas.
- Rear building setback increased to 10'.
- Consolidated in one large area.



### Proposed Multifamily Code (LR2) Rowhouse - 3 Units

#### 25% Lot Area Requirement

- 5,000 SF Lot
- 1,250 SF RAA @ 25% Lot Area
- Small amount provided in balconies
- Primarily located in rowhouse backyards





## Residential Amenity Area (RAA) LR3 Example

### Current Code (L3) Apartment - 6 Units

#### 25% Lot Area Requirement

##### At Least 2/3 Must be at Ground Level

- 5,000 SF Lot
- 6 Units, 2 Per Floor, Avg. 700 SF
- Surface parking
- **1,250 SF Open Space @ 25% Lot Area**
- Located in one large area at rear of unit.
- Note: A larger structure could be built with larger average unit sizes.



### Key

- Required Open Space or Residential Amenity Area
- Vehicle Driveway Area
- Other Open Space or Area Available for Green Factor Requirement

### Proposed Code (LR3 - Inside Village) Apartment - 15 Units

#### 25% Lot Area Requirement

##### At Least Half Must be at Ground Level

- 5,000 SF Lot
- **15 Units @ Avg. 500 SF**
- Below grade and/or reduced parking
- **1,250 SF RAA @ 25% Lot Area**
- At Least 650 SF at ground
- Front setback increased to 10'.

